

CITY OF VAUGHAN
REPORT NO. 35 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on June 30, 2009*

The Committee of the Whole met at 11:11 a.m., on June 23, 2009.

Present: Regional Councillor Gino Rosati, Chair
 Mayor Linda D. Jackson
 Regional Councillor Joyce Frustaglio
 Regional Councillor Mario F. Ferri
 Councillor Tony Carella
 Councillor Bernie Di Vona
 Councillor Peter Meffe
 Councillor Alan Shefman
 Councillor Sandra Yeung Racco

The Committee of the Whole passed the following resolution:

That the Rules of Procedure be waived to permit the meeting to continue past 6:00 p.m.

The following items were dealt with:

**1 REQUEST FROM ACCESSIBILITY ADVISORY COMMITTEE (AAC)
 FOR A SUB-COMMITTEE TO BE DELEGATED THE AUTHORITY FOR
 SCREENING AND INTERVIEWING CANDIDATES TO FILL
 VACANCIES ON THE AAC**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Accessibility Advisory Committee, dated June 23, 2009:

Recommendation

The Accessibility Advisory Committee recommends:

1. That Council be requested to authorize and delegate to the Accessibility Advisory Committee, the establishment of a sub-committee to conduct, along with appropriate staff, the screening and interviewing of candidates for appointment to fill vacancies on the AAC with their recommendations to be put forward to Council for approval.

**2 PROCLAMATION REQUEST
 CHILDHOOD CANCER AWARENESS DAY**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated June 23, 2009:

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Recommendation

The City Clerk recommends:

- 1) That September 4, 2009 be proclaimed as "Childhood Cancer Awareness Day"; and
- 2) That the proclamation be posted on the City's website and published on the City page, space permitting.

3 IDENTIFYING THE WOODBRIDGE HERITAGE CONSERVATION DISTRICT – WARDS 1, 2 AND 5

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of Councillor Carella, dated June 23, 2009, be approved; and
- 2) That the written submission of Ms. Dawna Guglielmi, Kleinburg BIA Chair, The Village of Kleinburg Business Improvement Association, Box 152, Village of Kleinburg, L0J 1C0, dated June 20, 2009, be received.

Recommendation

Councillor Tony Carella recommends:

1. that appropriate staff prepare and submit to the Committee of the Whole no later than December 31, 2009 a draft plan for the placement of signs at designated approaches to the Woodbridge, Kleinburg, Thornhill and Maple Heritage Conservation Districts, such plan to address design and cost issues, and
2. that upon approval in principle of such a plan, it be referred to the Budget Committee, as part of the 2010 budget process.

4 PILOT PROJECT: SOLAR-POWERED FLASHING BEACON

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated June 23, 2009:

Recommendation

Councillor Tony Carella recommends that the next flashing traffic beacon that the City of Vaughan installs be the subject of a pilot project to test the alternative supply of electricity by photovoltaic cell mounted above said beacon, and that staff report on the results of this pilot project twelve months following the start of the test period.

**5 FOUR WAY STOP SIGNS AT MONTEBELLO AVENUE/MARBELLA ROAD
AND MONTEBELLO AVENUE/MONDAVI ROAD – WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated June 23, 2009:

Recommendation

Councillor Tony Carella recommends:

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That a four way stop be installed at Montebello Avenue/Marbella Road and at Montebello Avenue/Mondavi Road.

6 ENSURING PEDESTRIAN SAFETY ALONG A PORTION OF REGIONAL ROAD 7 – WARD 2

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of Councillor Carella, dated June 23, 2009, be approved;
- 2) That the Mayor and Regional Councillors discuss with appropriate regional staff the urgency of this matter being dealt with before the start of the school year, September 8, 2009, and that representatives of the local community be invited to participate in such discussions; and
- 3) That the following deputations, written submissions, aerial photograph and petition, be received:
 - a) Ms. Pina DiStefano, 72 Nadia Avenue, Woodbridge, L4L 8N9, and written submission dated June 23, 2009;
 - b) Mr. Lucien Rotino, Holy Cross Catholic Academy, 7501 Martin Grove Road, Woodbridge, L4L 1A5;
 - c) Ms. Alexandra Milani, 32 Veneto Drive, Woodbridge, L4L 8X8;
 - d) Ms. Nadia Milani, 32 Veneto Drive, Woodbridge, L4L 8Y8, and written submission dated June 23, 2009;
 - e) Ms. Norma Basciano, 63 Coles Avenue, Woodbridge, L4L 1L8;
 - f) Ms. Lynn Amanda Di Iorio, 35 Dalmato Court, Woodbridge, L4L 8X7, and written submission dated June 23, 2009, and aerial photograph;
 - g) Ms. Victoria Di Iorio, 35 Dalmato Court, Woodbridge, L4L 8X7, and written submission dated June 23, 2009;
 - h) Mr. Dražen Bulat, 245 Veneto Drive, Woodbridge, L4L 8X7;
 - i) Mr. Adriano Volpentesta; and
 - j) Ms. Giuseppina Fedele, The West Woodbridge Homeowners Association, 35 Albany Drive, Woodbridge, L4L 2X5, and petition dated May 27, 2009.

Recommendation

Councillor Tony Carella recommends:

1. That the attached letter---from Mr Luigi Tucci, Chair, Holy Cross Catholic Academy School Council, regarding the impact of the cessation of school bus service between the Kipling South neighbourhood and the school---be received, and
2. That Engineering staff be directed to meet with appropriate staff of the Region of York, to discuss the placement of pedestrian safety barriers along the south side of Regional Road 7 in the vicinity of Rainbow Creek prior to the commencement of the school year on September 8, 2009, and
3. That as part of the 2010 capital budget process, a feasibility study be conducted to determine the cost of developing a pathway or trail from the entrance to the open space at the intersection of Angelina Avenue and Sara Street, through the open space to the west, across Rainbow Creek at the most appropriate location, and through the open space on the far side of the creek, ending in the general vicinity of the Ontario Soccer Centre, Vaughan Grove Park, and Holy Cross Academy.

7 **CHARACTER COMMUNITY COMMITTEE**
RESIGNATION OF A COUNCIL MEMBER AND RECRUITMENT FOR A NEW COUNCIL MEMBER

The Committee of the Whole recommends:

- 1) That the vacancy on the Character Community Committee not be filled; and
- 2) That the following report of the City Manager, dated June 23, 2009, be received.

Recommendation

The City Manager recommends that Council appoint a new member to the Character Community Committee.

8 **FIRE APPARATUS PURCHASE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Fire Chief, dated June 23, 2009:

Recommendation

The Fire Chief, in consultation with the City Manager, the Director of Purchasing Services, and the Director of Capital Reserves and Investments, recommends:

1. That the City enters into a sole source contract with Smeal Fire Apparatus, Snyder NE. USA, for the Supply and Delivery of:

ONE (1) 2009 Smeal Custom 6000L/min Triple Combination Engine, as per the Capital Budget Project # FR - 3532 - 09 , for the NET sum of \$478,000 US dollars plus applicable taxes or approximately \$537,000 Canadian Dollars from Smeal Fire Apparatus Company, Snyder, NE. USA.

ONE (1) 2009 Smeal Custom 6000L/min Triple Combination Engine, as per the Capital Budget Project # FR – 3518 – 09, for the Net sum of \$478,000 US dollars plus applicable taxes or approximately \$ 537,000 Canadian dollars from Smeal Fire Apparatus Company, Snyder, NE. USA.

2. That the Mayor and Clerk be authorized to sign the necessary documents.

9 **VAUGHAN FIRE AND RESCUE SERVICE (VFRS) 2008 ANNUAL REPORT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Fire Chief and the VFRS Senior Command, dated June 23, 2009:

Recommendation

The Fire Chief and the VFRS Senior Command, in consultation with the City Manager, recommend that this report be received as information only.

10 **CITY OF TORONTO REQUEST**
TO ENTER INTO 311 CALL ROUTING AGREEMENT

The Committee of the Whole recommends approval of the recommendation contained in the following

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2. That the Mayor and the City Clerk be authorized to sign the necessary documents.

13

**AWARD OF QUOTATION Q09-044
SUPPLY AND DELIVERY OF ELECTRICAL SUPPLIES**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 23, 2009:

Recommendation

The Commissioner of Community Services, in consultation with the Director of Building and Facilities and Purchasing Services recommends:

1. That Q09-044, Supply and Delivery of Electrical Supplies be awarded to Vaughan Electrical Supply Co. Ltd. for a one year contract in the amount of \$105,562.50 (excluding GST); and,
2. That the Mayor and the City Clerk sign the necessary documents.

14

**AWARD OF TENDER T09-027
THOMSON HOUSE PARK – WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 23, 2009:

Recommendation

The Commissioner of Community Services, in consultation with the Directors of Parks Development, Purchasing Services Department, and Reserves and Investments, recommends:

- 1) That T09-027, Thomson House Park, be awarded to Melfer Construction Inc. for the amount of \$150,483.00 (excluding G.S.T.); and,
- 2) That a contingency allowance of 10% be approved, within which the Director of Parks Development is authorized to approve amendments to the contract; and,
- 3) That funding in capital project PK 6113-07 be increased by \$17,500.00 to allow for additional construction funding of \$2,000.00 and a 10% contingency; and,
- 4) That the inclusion of the matter on a public Committee or Council agenda for the additional funding request for Thomson House Park is deemed sufficient notice pursuant to Section 2(1)(c) of Bylaw 394-2002; and,
- 5) That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

15 **GREENPARK GROUP OF COMPANIES AND EDGE SPORT MANAGEMENT PROPOSAL –
AC MILAN VAUGHAN SPORTS CENTRE – WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, Commissioner of Community Services, Directors of Building and Facilities, Parks Development, Parks Operations and Forestry, Recreation and Culture and Reserves and Investments, dated June 23, 2009:

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Recommendation

The City Manager, Commissioner of Community Services, Directors of Building and Facilities, Parks Development, Parks Operations and Forestry, Recreation and Culture and Reserves and Investments, in consultation with the Directors of Legal and Purchasing Services recommend:

- 1) That appropriate staff be authorized to enter into formal discussions with the Greenpark Group of Companies, Edge Sport Management and all other relevant stakeholders in response to a partnership proposal on the AC Milan Vaughan Sports Centre;
- 2) That the discussions proceed to further explore the proponent's proposed Options 3 with a view to:
 - establish a partnership agreement respecting prepayment for subsidized community access for Vaughan minor sports groups at the AC Milan Vaughan Sports Centre;
 - identify the number of hours available for community access that would equate to the prepayment amount proposed;
 - determine the length of the agreement and timing of payments: and,
- 3) That a report on the details of the discussions be provided to a future meeting.

16 ONTARIO CONFEDERATION OF SICILY USE OF SPACE – WARD 3

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, Directors of Recreation and Culture, Building and Facilities and the Area Recreation Managers, dated June 23, 2009:

Recommendation

The Commissioner of Community Services, Directors of Recreation and Culture, Building and Facilities and the Area Recreation Managers, in consultation with the Director of Legal Services, recommend:

1. That the City of Vaughan, Recreation and Culture Department issue a facility rental permit to the Ontario Confederation of Sicily (OCS) for their use of meeting space at the Chancellor Community Centre, in accordance with facility permit terms, conditions and approved rental fees; and,
2. That the Council resolution of September 8, 2003 (Item 2, Report No. 61) be rescinded.

17 MULTI-SERVICE COMMUNITY CENTRES – STATUS REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services and the Director of Recreation and Culture, dated June 23, 2009:

Recommendation

The Commissioner of Community Services and the Director of Recreation and Culture, in consultation with the Director of Public Works recommend:

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1. That this status report on Multi-Service Community Centres and the One-Stop Shopping promotional flyer (Attachment 1) be received.

18

ART OF DIVERSITY PROJECT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services and the Director of Recreation and Culture, dated June 23, 2009:

Recommendation

The Commissioner of Community Services and the Director of Recreation and Culture, in consultation with the Community Equity and Diversity Committee recommend:

1. That the following report on the Art of Diversity project be received for information.

19

COMMUNITY FACILITY FOR KLEINBURG / NASHVILLE - WARD 1

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 23, 2009:

Recommendation

The Commissioner of Community Services, in consultation with the Directors of Parks Development, Recreation and Culture and Building and Facilities recommends:

- 1) That the existing Kleinburg Golf Course Clubhouse and out-building not be retained as a community centre for the residents of Kleinburg/Nashville – Short Term, and;
- 2) That the developer be required to demolish the Kleinburg Golf Course Clubhouse, the out-building, parking lot and all services at their sole expense and return the area to a parkland condition, and;
- 3) That the timing of the district park / community centre facility approved as part of the Nashville Heights OPA 699 be accelerated to meet the growth in the Kleinburg/Nashville area, and;
- 4) That staff be directed to enter into discussions with the proponents of the Nashville Road Community Church regarding community access for use by the Kleinburg community, and;
- 5) That the following report be received for information.

20

**ASSUMPTION –VAUGHAN CENTER, PHASE 3
NORTHWEST JANE RUTHERFORD REALTY LIMITED SUBDIVISION
19T-00V04 / 65M-3645
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 23, 2009:

Recommendation

The Commissioner of Engineering and Public Works recommends:

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Recommendation

The Commissioner of Engineering and Public Works, the Commissioner of Legal and Administrative Services, City Solicitor, the Director of Human Resources and the Director of Engineering Services recommend:

That the report be received for information.

27 AWARD OF TENDER – T09-196 FOR MAINTENANCE OF TRAFFIC CONTROL DEVICES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 23, 2009:

Recommendation

The Commissioner of Engineering and Public Works, in consultation with the Director of Purchasing Services, recommends that:

1. Tender T09-196 be awarded to Guild Electric Limited of Toronto, Ontario, commencing July 1st, 2009 to October 31st, 2012 with an option to renew this contract for two additional one year extensions, subject to the performance of the contractor to the City's satisfaction during the previous year, and, availability of funds to perform such work during 2013 and 2014; and;
2. That the Mayor and Clerk be authorized to sign the necessary documents.

**28 COMPLIANCE AUDIT COMMITTEE FOR THE 2010
 GENERAL MUNICIPAL ELECTION**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated June 23, 2009:

Recommendation

The City Clerk, in consultation with the City Manager and the Commissioner of Legal and Administrative Services and City Solicitor recommends:

1. That a three-member Compliance Audit Committee be established and that all of Council's powers and functions under subsections 81(3), (4), (7), (10) and (11) of the *Municipal Elections Act, 1996*, with respect to compliance audit applications, be delegated to the Committee;
2. That the Terms of Reference for the Compliance Audit Committee set out at Appendix 'A' be approved;
3. That the City Clerk solicit interest from the professional bodies governing or representing auditors, accountants, lawyers, engineers and such other professions that impose professional standards on their members, breach of which can lead to discipline, seeking interest from individuals to become candidates for appointment to the Compliance Audit Committee;
4. That selection for membership on the Compliance Audit Committee include an evaluation of:
 - a. The individual's knowledge of the campaign financing rules of the *Municipal Elections Act, 1996*;
 - b. Proven analytical and decision-making skills;

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- c. Experience working on a committee, task force, disciplinary committee, or a similar body;
 - d. Availability and willingness to attend meetings; and
 - e. Excellent oral and written communications skills;
5. That persons who have participated as candidates in City of Vaughan elections, or who have conducted audits or provided financial advice in respect of such campaigns, be disqualified from participation on the committee;
 6. That the City Clerk, the Commissioner of Legal and Administrative Services / City Solicitor, and the Integrity Commissioner form a selection committee for the purpose of recommending to Council a short list of candidates for appointment to the committee; and
 7. That the necessary By-law be enacted to give effect to the foregoing.

29

**AWARD OF RFP09-166
PROVISION OF LEASE, DELIVERY, INSTALLATION AND SERVICES
OF TWO (2) NEW BLACK & WHITE PRODUCTION PRINTING EQUIPMENT
AND ONE (1) NEW BLACK & WHITE HIGH VOLUME NETWORK COPIER**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Clerk, dated June 23, 2009, be approved; and
- 2) That the following recommendation be approved in accordance with the additional report from the City Clerk, dated June 23, 2009:
 - “1) That Part A Category (Equipment #1 and Equipment #2 for Mailroom production) be awarded to Xerox Canada Inc., Toronto, Ontario, for a total 36 months lease cost of \$91,893.60 for Nuvera 100EA (Equipment #1) and \$72,165.60 for Nuvera 100EA (Equipment #2), excluding taxes;
 - 2) That Part B Category (Equipment #3 for Clerk’s Office) be awarded to Xerox Canada Inc., Toronto, Ontario, for a total 36 months lease cost of \$30,214.08 for 4112CP, excluding taxes;
 - 3) That staff be authorized to undertake vendor negotiations to refine the details of the agreements; and
 - 4) That the Mayor and Clerk be authorized to sign the appropriate documents.”

Recommendation

The City Clerk, in consultation with the Director of Purchasing Services, recommends:

1. That RFP09-166 for the provision of lease, delivery, installation and services for two (2) new black & white production printing equipment and one (1) new black & white high volume network copier be brought forward to the Council meeting of June 30, 2009 for award.

30

REQUEST FOR NOISE EXEMPTION – HIGHWAY 7 – WARD 4

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The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal and Administrative Services and City Solicitor and the Director of Enforcement Services, dated June 23, 2009:

Recommendation

The Commissioner of Legal and Administrative Services and City Solicitor and the Director of Enforcement Services recommend:

1. That the request for a Noise Exemption be granted to York Region for road work on Highway #7, between Jane Street and Bowes Road until August 31, 2009.

31 FENCE HEIGHT EXEMPTION – 27 GOODMAN CRESCENT – WARD 1

The Committee of the Whole recommends:

- 1) That a decision on this matter be deferred to the Council meeting of September 21, 2009 to provide an opportunity for the applicant to obtain support from abutting property owners;
- 2) That the memorandum of the Director of Enforcement Services, dated June 15, 2009, be received; and
- 3) That the following written submissions be received:
 - a) Paolo and Susie Santoriello, 12 Malaren Road, Vaughan, L6A 1E5, dated June 15, 2009; and
 - b) Mr. Giuseppe Agrippa, 27 Goodman Crescent, Vaughan, L6A 1E8, dated June 22, 2009.

Recommendation

The Director of Enforcement Services recommends:

1. That the fence height exemption application for 27 Goodman Crescent be approved.

32 FENCE HEIGHT EXEMPTION – 97 CAPNER COURT – WARD 1

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Enforcement Services, dated June 23, 2009:

Recommendation

The Director of Enforcement Services recommends:

2. That the fence height exemption application for 97 Capner Court be approved.

33 FENCE HEIGHT EXEMPTION – 26 FOREST HEIGHTS BLVD. – WARD 1

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Enforcement Services, dated June 23, 2009:

Recommendation

The Director of Enforcement Services recommends:

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1. That the fence height exemption application for 26 Forest Heights Blvd. be approved.

34

SIGN BY-LAW AMENDMENTS

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Legal and Administrative Services & City Solicitor and the Director of Enforcement Services, dated June 23, 2009, be approved subject to replacing “except” with “exempt” in Clause 5. (h) 1. of the attached By-law;
- 2) That any revisions to Section 4.1(1)(h) of the Sign By-law regarding provisions for charitable non-profit organizations, be deferred until proper consultation takes place with the charitable non-profit organizations across the City in order to obtain input on the changes being proposed;
- 3) That the Director of Enforcement Services be requested to notify all registered sports organizations with CSO status and all charitable organizations of the Sign By-law amendments; and
- 4) That the deputation of Mr. Ian Duffy, Magnet Signs, 1404 Wallace Road, Oakville, L6L 2Y2, be received.

Recommendation

The Commissioner of Legal and Administrative Services & City Solicitor and the Director of Enforcement Services recommend that a by-law be enacted to further amend Sign By-law 203-92, as amended (the “Sign By-law”), substantially in the form attached hereto.

35

FEE AND CHARGES BY-LAW AMENDMENTS FOR ADMINISTRATIVE PENALTIES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal and Administrative Services & City Solicitor and the Director of Enforcement Services, dated June 23, 2009:

Recommendation

The Commissioner of Legal and Administrative Services & City Solicitor and the Director of Enforcement Services recommend that a by-law be enacted to amend Fees and Charges By-law 396-2002, as amended (the “Fees and Charges By-law”), substantially in the form attached hereto.

36

**SITE DEVELOPMENT FILE DA.09.023
LINDVEST (BATHURST MACKENZIE) LIMITED
WARD 1**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, June 23, 2009, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

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The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.023 (Lindvest (Bathurst Mackenzie) Limited) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations and landscaping plan shall be approved by the Vaughan Development Planning Department; and,
 - ii) the final site servicing and grading plan shall be approved by the Vaughan Engineering Department.

37

**SITE DEVELOPMENT FILE DA.09.035
FIRST VAUGHAN INVESTMENTS LIMITED
WARD 4**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 23, 2009, be approved;
- 2) That the deputation of Mr. Jeff Boyd, Lowe's Companies Canada, 5160 Yonge Street, Suite 200, North York, M2N 6L9, be received; and
- 3) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.035 (First Vaughan Investments Limited) BE APPROVED, subject to the following conditions:
 - b) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations, signage and landscaping plan shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plans, stormwater management report, parking and on-site vehicular circulation shall be approved by the Vaughan Engineering Department; and,
 - iii) the variances for the reduction in the minimum required number of parking spaces and the increase in the percentage of the maximum permitted outdoor display area shall be approved by the Vaughan Committee of Adjustment, and shall be final and binding.

38

**SITE DEVELOPMENT FILE DA.09.030
NINE-TEN WEST LIMITED
WARD 1**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning,

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dated June 23, 2009, be approved; and

- 2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.030 (Nine-Ten West Limited) BE APPROVED, subject to the following conditions:
 - c) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations, landscape plan and landscaping details plan shall be approved by the Vaughan Development Planning Department; and,
 - ii) the final site servicing and grading plan shall be approved by the Vaughan Engineering Department.

39 **SITE DEVELOPMENT FILE DA.08.070
VINCE CARLINI
WARD 1**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 23, 2009, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT the site plan and building elevations shown on Attachments #3, #4, #5 and #6 for Site Development File DA.08.070 (Vince Carlini) BE APPROVED, to facilitate development of the site in accordance with Heritage Permit HP.2008.023.01, including the proposed changes to the garage door, to the satisfaction of the Vaughan Development Planning Department, in consultation with the Vaughan Cultural Services Division.
2. THAT the required variance shall be approved by the Vaughan Committee of Adjustment, and shall be final and binding, prior to the execution of the Site Plan Letter of Undertaking.

40 **STREET NAME APPROVAL
DRAFT PLAN OF SUBDIVISION FILES 19T-97V15 & 19T-04V01
ARTIBUS DEVELOPMENT CORPORATION PHASE III AND 1307180 ONTARIO INC.
WARD 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 23, 2009:

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- i) For lands designated "Corporate Centre District" the minimum building height shall be 16.5 metres.
- ii) For lands designated "Corporate Centre Node" the minimum building height shall be 16.5 metres and restricted to a maximum height of 25 metres except for development blocks identified on Schedule "B" to OPA #500, as "Gateway Sites", which have no maximum height limit, and shown as Landmark Locations on Schedule "A2", of By-law 1-88.
- iii) For lands designated "Corporate Centre Corridor" the minimum building height shall be 16.5 metres and shall not exceed 25.0 metres.
- iv) Existing buildings as of the date of passing of this by-law, within the area shown as "Subject Lands" on Attachment 1 shall be considered to comply with the minimum building height by-law height provisions
- v) The minimum building height by-law shall apply to lands zoned EM1 Prestige Employment Area Zone, EM2 General Employment Area Zone, C1 Restricted Commercial Zone, C2 General Commercial Zone, C5 Community Commercial Zone, C6 Highway Commercial Zone, C7 Service Commercial Zone, C8 Office Commercial Zone, C9 Corporate Centre Zone, C10 Corporate District Zone.
- vi) New development equal to 10% of the gross floor area of existing buildings on a site, as of the date of the passing of the by-law, shall be exempted from the proposed minimum building height by-law.

**46 REMOVAL OF TEMPORARY CURBING AT 7365, 7371 AND 7373 MARTIN GROVE ROAD
WARD 2**

The Committee of the Whole recommends that a decision on this matter be deferred to the Council meeting of June 30, 2009, and that staff provide appropriate drawings and any other necessary information requested by Members of Council.

Recommendation

Councillor Tony Carella recommends

- 1. That the letter from Andrejs Management Inc., on behalf of the board of directors of York Region Condominium Corporation No. 911, be received, and
- 2. That the temporary curbing installed along the north side of the laneway between Vaughan Grove Park and Villa Amica, which provides access to 7365, 7371 and 7373 Martin Grove Road, be moved approximately 5 m to the north of its present position.

**47 SIGN VARIANCE APPLICATION
FILE NO: SV.09-008
OWNER: RAY GOHREN – THE MILESTONE GROUP
LOCATION: 2300 STEELES AVENUE WEST, LOT 1, CONCESSION 4
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 23, 2009:

Recommendation

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The Sign Variance Committee recommends:

That Sign Variance Application SV.09-008, Ray Gohren – The Milestone Group, be APPROVED in accordance with the revised plans submitted.

48

**AMENDMENT TO PLANNING APPLICATION FEES BY-LAW
CITY OF VAUGHAN - FILE 12.13
WARDS 1- 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 23, 2009:

Recommendation

The Commissioner of Planning recommends:

1. THAT a “Minor” Official Plan Amendment base fee of \$9,475.00 with an applicable surcharge of \$2,845.00 (if the application is approved) be incorporated into the Planning Application Fees By-law.
2. THAT the Planning Application Fees By-law include the following notes to define a “minor” and “major” Official Plan Amendment application:

Minor Amendment

A “Minor” Official Plan amendment is an Official Plan amendment that:

- i) proposes a small-scale/minor exception to a specific Official Plan standard (i.e. minor changes to the number of permitted units; building height; gross floor area; or to add a site-specific use limited in scale);
- ii) proposes a minor change to a specific policy that is limited in scope and typically related to one property;
- iii) maintains the intent and purpose of the Official Plan; and,
- iv) shall have limited impact or policy implications beyond the subject lands.

Major Amendment

A “Major” Official Plan amendment is an Official Plan amendment that:

- i) proposes a redesignation or change in land use for a property(ies);
 - ii) requires many changes to the policies and schedules of the Official Plan;
 - iii) is more significant in scale and scope than a minor Official Plan amendment, and which may have greater impact or policy implications beyond the subject lands. Applications relating to more than one property would normally be in this category;
 - iv) a site-specific application representing a large scale development/redevelopment or a change in use. An application involving significant changes to the text or policies of the Official Plan would also fall in this category; and,
 - v) an Official Plan amendment within a Heritage Conservation District.
3. THAT an amending Planning Application Fees By-law be brought forward to the Council Meeting of June 30, 2009, for enactment to reflect the revised “minor” and “major” Official Plan amendment fees outlined in this report dated June 23, 2009.
 4. THAT the Planning Application Fees By-law include a fee in the amount of \$3,321.00 for the recirculation of an Official Plan Amendment, Zoning By-law Amendment, Site Development or Draft Plan of Subdivision Application resulting from a substantial change to an application

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proposal initiated by the applicant, prior to consideration by the Committee of the Whole.

5. THAT the Site Development Application fee structure be clarified in the Planning Application Fees By-law to require full application fees when a substantial change to an approved application proposal is initiated by the applicant after the Site Development Application has been considered by the Committee of the Whole.

49

**SITE DEVELOPMENT FILE DA.08.097
BETH CHABAD ISRAELI COMMUNITY CENTRE
WARD 5**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 23, 2009, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.097 (Beth Chabad Israeli Community Centre) BE APPROVED, to permit the development of a two-storey synagogue and community centre, subject to the following condition:
 - a) that prior to the execution of the Site Plan Letter of Undertaking, the Owner shall satisfy all requirements of the Vaughan Development Planning and Engineering Departments.

50

**SITE DEVELOPMENT FILE DA.08.060
THE REGION OF YORK
WARD 1**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 23, 2009, be approved, subject to an architectural design review by staff, the Architect, the Region of York and the Ward 1 Sub Committee;
- 2) That the deputation of Mr. Jan Ravens, Allen & Sherriff Architects Inc., on behalf of the applicant, be received; and
- 3) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.060 (The Region of York) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:

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- i) the Applicant shall satisfy all requirements of the Vaughan Development Planning Department, Engineering Department and PowerStream Inc.; and,
 - ii) the Applicant shall provide exterior brick and colour samples to the satisfaction of the Vaughan Development Planning Department; and,
- b) that the Site Plan Letter of Undertaking include the following provisions:
- i) "For residential development, the Applicant shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands prior to the issuance of a Building Permit, or a fixed unit rate per unit, whichever is higher in accordance with the Planning Act and Vaughan's Cash-in-lieu Policy."
 - ii) "The Environmental Site Assessment (ESA) clearance process shall be completed prior to the issuance of any Building Permit, to the satisfaction of the Vaughan Engineering Department."
2. THAT the following resolution be adopted allocating sewage and water servicing capacity to the subject lands:
- "IT IS HEREBY RESOLVED THAT Site Development File DA.08.060 (The Region of York) is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 53 units, subject to the execution of a Site Plan Letter of Undertaking to the satisfaction of the City of Vaughan."

51

**FATHER ERMANNO CRESCENT
PROPOSED TRAFFIC CALMING PLAN
WARD 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 23, 2009:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That traffic calming measures not be installed on Father Ermanno Crescent;
2. That York Regional Police be contacted to enforce the late night activities at Belair Way Park; and
3. That Enforcement Services' Enforcement Unit continue frequent patrol at this location over the summer months and attempt to establish joint initiatives with York Regional Police.

52

**ZONING BY-LAW AMENDMENT FILE Z.06.027
SALVATORE LUCIA
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 23, 2009:

Recommendation

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The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.027 (Salvatore Lucia) BE APPROVED, specifically to amend Zoning By-law 1-88 to permit a new one-storey residential dwelling comprising a total gross floor area of 129.59 m² on the subject lands shown on Attachment #2, within the OS1 Open Space Conservation Zone, and to provide the following additional site specific exceptions:

By-law Standard	By-law 1-88 Requirements	Proposed Exceptions to OS1 Zone
a) a minimum interior side yard	15 m (no standard for residential)	1.56 m (west) 3.00 m (east)
b) minimum front yard setback	15 m (no standard for residential)	7.3 m (south)

53

**ZONING BY-LAW AMENDMENT FILE Z.08.075
7700 KEELE STREET LIMITED
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 23, 2009:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.08.075 (7700 Keele Street Limited) BE APPROVED, to permit the following additional uses and zoning exceptions to the EM1 Prestige Employment Area Zone, on the subject lands shown on Attachment #2, in the existing building shown on Attachment #3:
 - i)
 - Eating Establishment, Convenience;
 - Eating Establishment;
 - Retail Store;
 - Pharmacy;
 - LCBO Outlet;
 - Business and Professional Offices;
 - Supermarket; and,
 - Brewers Retail.
 - ii) a minimum of 532 parking spaces.

54

**ZONING BY-LAW AMENDMENT FILE Z.09.018
SITE DEVELOPMENT FILE DA.08.056
FLORO ESTATES INC.**

The Committee of the Whole recommends:

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- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 23, 2009, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.018 (Floro Estates Inc.) BE APPROVED, to remove the Holding Symbol "H" from the subject lands, currently zoned C3(H) Local Commercial Zone as shown on Attachment #2, to facilitate the development of a gas bar and convenience store (282.18m²) with an associated drive-through.
2. THAT Site Development File DA.08.056 (Floro Estates Inc.) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations, landscaping plan and signage plan shall be approved by the Vaughan Development Planning Department;
 - ii) the final site grading, servicing, and storm water management plans shall be approved by the Vaughan Engineering Department;
 - iii) the zoning variances identified in this report be eliminated by the applicant to the satisfaction of the Vaughan Development Planning Department, or alternatively, the required variances shall be approved by the Vaughan Committee of Adjustment and shall be final and binding.
3. THAT the Site Plan Letter of Undertaking include the following condition:
 - a) any underground or above-ground storage tanks shall be equipped with an approved Ontario Ministry of Environment secondary containment device.

55 CODE OF ETHICAL CONDUCT FOR MEMBERS OF COUNCIL

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Accountability and Transparency Committee, dated June 23, 2009, be approved, in principle;
- 2) That the final decision on this matter be deferred to the Council meeting of September 21, 2009, to provide further opportunity for public input; and
- 3) That the following deputations be received:
 - a) Reverend Jim Keenan, New Hope United Church, 9225 Jane Street, Suite 1416, Concord, L6A 0J7; and
 - b) Ms. Marilyn Iafrate, 55 Marwood Place, Maple, L6A 1C5.

Recommendation

The Accountability and Transparency Committee, in consultation with the Integrity Commissioner, recommends:

**REPORT NO. 35 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 30, 2009**

1. That the attached Code of Ethical Conduct for Members of Council approved in principle by the Accountability & Transparency Committee on June 1, 2009, and posted to the City's Website for Public Information, be adopted.

56

**DONGARA PELLET PLANT LP
REQUEST FOR SPECIAL AREA
DEVELOPMENT CHARGE
FRONT-ENDING AGREEMENT
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager & Commissioner of Finance and Corporate Services, the Director of Reserves & Investments and the Director of Legal Services, dated June 23, 2009:

Recommendation

The Deputy City Manager & Commissioner of Finance and Corporate Services, the Director of Reserves & Investments and the Director of Legal Services recommend that a by-law be enacted to authorize the execution of a Development Charge Front-Ending Agreement with Dongara Pellet Plant LP.

57

**ZONING BY-LAW AMENDMENT FILE Z.08.049
DRAFT PLAN OF SUBDIVISION FILE 19T-08V07
CHIDLEY GLEN BUILDING CORPORATION LTD.
WARD 2**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 23, 2009, be approved;
- 2) That the following Clause be included in the Conditions of Draft Approval (Attachment 1) under the heading "Other Conditions":
 - "67. The owner shall agree to a reasonable contribution to the improvement of the City-owned portion of the entranceway to the subdivision at Islington and Kiloran Avenues, the design of which shall be approved by the City"; and
- 3) That the written submission of Ms. Franca Stirpe, 487 Wycliffe Avenue, Woodbridge, L4L 8T4, dated June 22, 2009, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.08.049 (Chidley Glen Building Corporation Ltd.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3 from A Agricultural Zone to R1 Residential Zone and OS1 Open Space Conservation Zone, together with the following zoning exceptions to implement the proposed plan of subdivision consisting of 34 lots as shown on Attachments #4 and #5:
 - a) permit a minimum front yard setback of 6.0m, whereas 7.5 m is required;

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- b) permit a maximum lot coverage of 40%, whereas 35% is permitted; and,
 - c) permit a minimum interior side yard setback of 1.2 m, whereas 1.5 m is required.
2. THAT Draft Plan of Subdivision File 19T-08V07 (Chidley Glen Building Corporation Ltd.) as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1.
3. THAT Council pass the following resolution with respect to the allocation of sewage and water servicing capacity:
- "IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision Application 19T-08V07 is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 34 single family residential units."
4. THAT the subdivision agreement shall contain a provision requiring the Owner to pay Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

58

**WOODLOT ACQUISITION
FRONT ENDING AGREEMENT
REQUEST FOR AMENDMENT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, Commissioner of Finance & Corporate Services, Director of Legal Services and Director of Reserves & Investments, dated June 23, 2009:

Recommendation

The Deputy City Manager, Commissioner of Finance & Corporate Services, Director of Legal Services and Director of Reserves & Investments recommend that a By-law be enacted to authorize the execution of an Amended Woodlot Acquisition Front-ending Agreement in accordance with this report.

59

VAUGHAN CORPORATE CENTRE NAMING CONTEST

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Vaughan Corporate Centre Advisory Committee, dated June 23, 2009:

Recommendation

The Vaughan Corporate Centre Advisory Committee recommends:

- 1. That Council consider and provide direction on the following two names for the Vaughan Corporate Centre:
 - a) Vaughan Metropolitan Centre
 - b) Vaughan Metro Centre
- 2. That upon Council's approval on the matter, the preferred name be brought forward to the Official Plan Review Committee; and

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3. That this report be received.

60

**SITE DEVELOPMENT FILE DA.09.043
ONTARIO SOCCER ASSOCIATION
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 23, 2009:

Recommendation

The Commissioner of Planning recommends:

1. THAT the building elevations for a seasonal air supported structure (indoor soccer) as shown on Attachment #5 for Site Development File DA.09.043 (Ontario Soccer Association), BE APPROVED, subject to the following conditions:
 - i) the applicant enter into a Site Plan Letter of Undertaking to include the building elevations for the seasonal air supported structure (indoor soccer); and,
 - iii) the minor variance for a reduced setback between the seasonal air supported structure (indoor soccer) and the nearest Residential Zone to the northeast shall be approved by the Vaughan Committee of Adjustment, and shall be final and binding, prior to the execution of the Site Plan Letter of Undertaking.

61

**ZONING BY-LAW AMENDMENT FILE Z.08.038
HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO
C/O ONTARIO REALTY CORPORATION
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 23, 2009:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.08.038 (Her Majesty the Queen in Right of Ontario c/o Ontario Realty Corporation) BE APPROVED, to amend By-law 1-88, specifically to permit a vehicle parking area associated with an existing auto repair shop located at 106 Regina Road, and to permit a contractor's yard for the outside storage of landscaping material and equipment associated with an existing landscaping company located at 111 Regina Road, both within the hydro corridor on lands zoned PB2 Parkway Belt Complementary Use Zone, as shown on Attachment #3.
2. THAT the parking area to be located within the hydro corridor and associated with the existing auto repair shop at 106 Regina Road, shall permit parking for operational vehicles and overflow parking, but shall not include the parking of wrecked vehicles and trailers, and shall not comprise a tow compound for vehicles.
3. THAT the implementing zoning by-law shall be enacted upon:

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- a) the final servicing requirements approved to the satisfaction of the Vaughan Engineering and Public Works Departments;
- b) the final landscape plan and cost estimate being approved to the satisfaction of the Vaughan Development Planning Department; and,
- c) the Owner submitting a Letter of Credit and inspection fee for the proposed landscape works, to the satisfaction of the Vaughan Development Planning Department.

62

**ZONING BY-LAW AMENDMENT FILE Z.08.002
SITE DEVELOPMENT FILE DA.09.001
P. GABRIELE & SONS LIMITED
WARD 1**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated June 23, 2009, be approved; and**
- 2) **That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

- 1. THAT Zoning By-law Amendment File Z.08.002 (P. Gabriele & Sons Limited) BE APPROVED, to remove the Holding Symbol "H" on Blocks 5, 6, and 15, currently zoned RVM1(A)(H) Residential Urban Village Multiple Residential Zone One, as shown on Attachment #2, to facilitate the development of the blocks for a total of 11 street townhouse units.
- 2. THAT Site Development File DA.09.001 (P. Gabriele & Sons Limited) BE APPROVED, for Phase 1 only, being Blocks 2–9 inclusive and Blocks 12-15 inclusive, to permit a total of 58 street townhouse units, as shown on Attachment #3, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the approved Plan of Subdivision File 19T-03V10 (P. Gabriele & Sons Limited) shall be registered;
 - ii) the final site plan, building plans and landscape plan shall be approved to the satisfaction of the Vaughan Development Planning Department;
 - iii) the final site grading, servicing and stormwater management plans shall be approved to the satisfaction of the Vaughan Engineering Department; and,
 - b) that prior to the transfer of title for the proposed 58 street townhouse units, specifically within Blocks 2-9 inclusive and Blocks 12-15 inclusive:
 - i) a 2.0 m high berm and 2.5 m high acoustic fence shall be constructed along the east property boundary and shall remain on these lands until such time as the Ministry of Transportation (MTO) lands to the east are developed.

63

**ZONING BY-LAW AMENDMENT FILE Z.05.010
AHMADIYYA MUSLIM JAMA'AT CANADA INC.**

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WARD 1

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 23, 2009, be approved;**
- 2) That the cost sharing agreement be executed at the Site Plan stage;**
- 3) That the following deputations be received:**
 - a) Mr. Barry Horosko, Bratty and Partners, LLP, Barristers and Solicitors, 7501 Keele Street, Suite 200, Vaughan, L4K 1Y2, on behalf of the Block 33 East Landowners Group; and**
 - b) Mr. Alan Young, Senior Associate, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, on behalf of the applicant;**
- 4) That the written submission of Mr. Ronald K. Webb, Q.C., Davis Webb LLP, Barristers and Solicitors, 24 Queen Street East, Suite 800, Brampton, L6V 1A3, dated June 23, 2009, be received; and**
- 5) That the coloured landscape drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.05.010 (Ahmadiyya Muslim Jama'at Canada Inc. - formerly named Ahmadiyya Movement in Islam Ontario Inc.) BE APPROVED, specifically to amend By-law 1-88, for the subject lands shown on Attachments #1 and #2, to permit the Mosque Campus shown on Attachments #3a and #3b, as follows:
 - a) that the Holding Symbol "H" be placed on a portion of the subject lands currently zoned "A" Agricultural Zone and identified as "future development areas" on Attachments #3a and #3b; however, this shall not prevent the placement of portable (offices and classrooms pending the construction of new facilities) on such lands where the Holding provision is in effect, provided the locations, screening and numbers of portables and associated parking are reviewed through the submission of a Site Plan Application to be approved by the City;
 - b) permit a one floor basement expansion with a gross floor area of 1,742.24 m² to the existing 1-storey (9 m) high, 883.56 m² Mosque (Building L - Mosque);
 - c) permit a 4,510.16 m² GFA, 2-storey (9 m) high building for technology, communications and educational activities, including communications production for Muslim Television Ahmadiyya (MTA), and lecture and meeting halls, with an expected maximum occupancy capacity of 100 people, as an additional permitted use (Building A - Technology and Communications Centre);
 - d) permit a 25.77 m² GFA, 1-storey, security building, as an additional permitted use (Building B - Security);
 - e) permit a 2,504.56 m² GFA, 2-storey (9 m) high building for a guest residence compound for visiting dignitaries, as an additional permitted use (Building C - Guest Residence);
 - f) permit 4 buildings for block townhouse dwellings, which are not to exceed a

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maximum of 24 units, with each block comprised of up to a maximum of 6 units and having a gross floor area of 1,106.14 m², and being 2-storeys (10 m) high for the residential accommodations of staff and volunteers, and owned by Ahmadiyya Muslim Jama'at Canada Inc., as an additional permitted use (Buildings D, E, F and G - Block Townhouse Dwellings);

- g) permit a 2,346.34 m² GFA, 1-storey (8.5 m) high building for a hospitality hall for entertaining a large assembly of people including a community dining hall, kitchen and food preparation area, and office, with an expected maximum occupancy capacity of 500 people for use by the Ahmadiyya Muslim community and not for commercial use as a banquet hall or for use by other users, as an additional permitted use (Building H - Hospitality Hall);
- h) permit a 8,404.29 m² GFA, 3-storey (11 m) high building, with a one floor basement having a gross floor area of 2,801.43 m², for a multi purpose facility comprised of two (2) multi-purpose halls/auditoriums for social and recreational functions, with an expected maximum occupancy capacity of 1,500 people, and offices, with an expected maximum occupancy capacity of 50 people, as an additional permitted use (Building J - Community Hall and Offices);
- i) permit a 1,540.38 m² GFA, 2-storey (9 m) high building, with a one floor basement with a gross floor area of 770.19 m², for a library, specializing in the Muslim faith, which will be open to both the Ahmadiyya Muslim community and the general community, as an additional permitted use (Building K - Library);
- j) permit a 7,026.12 m² GFA, 4-storey (15 m) high building for a staff and seniors residence, with up to a maximum of 80 self-contained apartment units, as an additional permitted use (Building N - Staff and Seniors Apartment Residence);
- k) permit a minimum of 1,020 parking spaces provided the property remains as one land holding shown as the subject lands on Attachments #3a and #3b, whereas 1542 parking spaces are required;
- l) permit a minimum front yard (east) setback of 14 m, whereas 15 m is required;
- m) permit a minimum interior side yard (south) setback of 13 m, whereas 15 m is required;
- n) permit a minimum interior side yard (north) setback of 8 m for the 4-storey high Building N - Staff and Seniors Apartment Residence, whereas 15 m is required;
- o) require a minimum setback to the Highway #400 property line above and below grade of 14 m;
- p) permit a building height to not exceed a maximum of 15 m for the 4-storey high building for a staff and seniors residence with no nursing or medical facility uses (Building N - Staff and Seniors Apartment Residence), whereas 11 m is required;
- q) permit loading and unloading to take place any where on the lot except between a building and Highway #400, and a building and Jane Street;
- r) permit a minimum 2 m wide landscaping strip abutting the north lot line between the west lot line of Fazia Mahdi Park and the west side of Mosque Gate for an Institutional Use abutting a Residential Zone or Open Space Zone, whereas 2.4m is required;

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- s) permit a minimum 1.5 m wide landscaping strip abutting the south lot line to the west of the existing office (Building M) for an Institutional Use abutting a Residential Zone or Open Space Zone, whereas 2.4 m is required;
 - t) include a definition for "Hospitality Hall" for the purposes of the subject lands, which shall mean a building that is used to prepare and/or provide food and drink for consumption within or outside the building for functions associated with the Place of Worship, on the same lot, and shall not be for commercial purposes;
 - u) include a definition for "Community Hall and Offices" for the purposes of the subject lands, which shall mean a building with multi-purpose halls/auditoriums that is used for functions associated with the Place of Worship, on the same lot, and shall not be for commercial purposes; and,
 - v) that a maximum of 7 portables (offices and classrooms pending the construction of new facilities) shall be permitted on the property zoned "A" Agricultural Zone or A(H) Agricultural Zone, provided the locations, landscape screening, and associated parking are reviewed through the submission of a Site Plan Application to be approved by the City.
2. THAT the Holding Symbol "(H)" shall not be removed from the subject lands until such time that the following conditions are satisfied for the subject lands or portion of the subject lands (Phase) thereof:
- a) the water supply and sewage servicing capacity has been identified and allocated to the subject lands or portion of the subject lands (Phase) thereof by the City;
 - b) the approval of a site plan for the subject lands or portion of the subject lands (Phase) thereof, respecting stormwater management, water balance and water infiltration with the development of the subject lands, in consultation with the Toronto and Region Conservation Authority, to the satisfaction of the City; and,
 - c) the City is provided with written clearance from the Trustee for the Block 33 East Landowners Group that the Owner of the subject lands shown on Attachments #1 and #2, has entered into and signed the Block 33 East Cost Sharing Agreement.
3. THAT the Master Plan shown on Attachments #3a and #3b, BE APPROVED, as a guide for the future development of the subject lands shown on Attachment #2, with specific development standards being defined and implemented through the Site Plan approvals process for the subject lands or portion of the subject lands (Phase) thereof, and that an updated version of the Master Plan be submitted to the City for further approval, should there be modifications to the Master Plan.
4. Prior to the approval of a Site Plan Application, the Owner shall submit a Phase 1 Environmental Site Assessment for review and approval by the Vaughan Engineering Department and a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment.

**64 ALLWAY STOP CONTROL AT BEVERLEY GLEN BOULEVARD AND WORTH BOULEVARD
– WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated June 23, 2009:

Recommendation

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THEREFORE BE IT RESOLVED

1. That the Provincial Government amend the Development Charges Act to permit the collection of development charges to fund the "local share" component of hospital funding;
2. That this resolution be circulated to the following;

York Region Council
Durham Council
Peel Council
Halton Council
Minister of Finance (Ontario)
Minister of Health
Minister of Municipal Affairs
MPP Greg Sorbara
MPP Peter Sherman
York Region MP's
City of Toronto Council
Leader of the Opposition
Leader of the NDP
Premier of Ontario
Associations of Municipalities of Ontario

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VAUGHAN YOUTH VOTE PROGRAM

The Committee of the Whole recommends that the following report of Regional Councillor Ferri, dated June 23, 2009, be approved, and referred to the Council School Board Liaison Committee for review and a report to Committee of the Whole.

Recommendation

Regional Councillor Mario Ferri recommends that the following report be received for information.

69

2008 ANNUAL INVESTMENT REPORT

The Committee of the Whole recommends that the recommendation contained in the following report of the Deputy City Manager/Commissioner of Finance & Corporate Services and the Director of Reserves & Investments, dated June 23, 2009, be approved, and that staff prepare a news release to announce the City's investment portfolio activities for 2008.

Recommendation

The Deputy City Manager/Commissioner of Finance & Corporate Services and the Director of Reserves & Investments recommends:

That this report be received for information.

70

**ZONING BY-LAW AMENDMENT FILE Z.08.040
SITE DEVELOPMENT FILE DA.08.057
K & K HOLDINGS LTD.
WARD 1**

**REPORT NO. 35 OF THE COMMITTEE OF THE WHOLE
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The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 23, 2009, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.08.040 (K & K Holdings Ltd.) BE APPROVED, to amend the A Agricultural Zone standards in site-specific Exception 9(1240) of By-law 1-88, for the lands shown on Attachment #2, to permit the following:
 - a) a Motor Vehicle Sales Establishment as a permitted use on Parcel "A" of the subject lands with a minimum lot area of 1.35 ha in order to facilitate the development of a 3,050 m² establishment restricted to the sales and service of farm/heavy equipment/trucks;
 - b) a minimum lot area of 1.0 ha devoted to a future place of worship use on Parcel "B" of the subject lands;
 - c) a minimum lot area of 3.11 ha for Parcel "C" of the subject lands devoted to agricultural uses; and,
 - d) a minimum lot frontage of 60 m for Parcel "B".
2. THAT Site Development File DA.08.057 (K & K Holdings Ltd.) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Owner shall satisfy all requirements of the Vaughan Development Planning Department and PowerStream Inc.;
 - ii) the Owner shall satisfy all requirements of the Vaughan Engineering Department, including infrastructure improvements in the near future and the recommendations of Transportation Engineering, including the future overpass and the implications on the entire subject lands owned by the applicant;
 - iii) the Owner shall provide exterior metal wall panel, brick and colour samples to the satisfaction of the Vaughan Development Planning Department; and,
 - iv) the final elevation plans shall include brick masonry and stone into the design of the front façade to the satisfaction of the Vaughan Development Planning Department;
 - b) that the Site Plan Letter of Undertaking include the following provisions:
 - iii) "The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent 2% of the value of the subject lands prior to the issuance of a Building Permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the

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subject lands, for the commercial component prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment”; and,

- iv) “Prior to any conveyance of land, or issuance of a Building Permit, whichever comes first, documented proof of the satisfactory registration of the Record of Site Condition signed by a qualified person and the Acknowledgment from the Ministry of Environment shall be provided to the satisfaction of the Vaughan Engineering Department”.
3. Prior to the issuance of a Building Permit, the Owner shall provide plumbing drawings showing that the building drainage and oil/grease interceptors are properly connected to the sanitary drainage system, to the satisfaction of the Vaughan Building Standards Department.

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**OFFICIAL PLAN AMENDMENT FILE OP.08.011
ZONING BY-LAW AMENDMENT FILE Z.08.046
SITE DEVELOPMENT FILE DA.09.024
YORK MAJOR HOLDINGS INC.
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 23, 2009:

Recommendation

The Commissioner of Planning recommends:

- 1. THAT Official Plan Amendment File OP.08.011 (York Major Holdings Inc.) BE APPROVED to redesignate the subject lands from “Open Space” and “North Maple Residential Area – Executive Residential” to a site-specific official plan designation of “North Maple Residential Area – Assisted Accommodation” (tableland) and “Open Space” (i.e. the lands to be rezoned RA3 and OS5, respectively, as shown on Attachment #3, to implement the respective Official Plan designations).
- 2. THAT Zoning By-law Amendment File Z.08.046 (York Major Holdings Inc.) BE APPROVED, to rezone the subject lands from OS5 Open Space Environmental Protection Zone and A Agricultural Zone to RA3 Apartment Residential Zone (tableland) and OS5 Open Space Environmental Protection Zone (valleylands) in the manner shown on Attachment #3, to facilitate the development of the tablelands shown on Attachments #1 and #2 for a 6-storey, 137-unit, 12,588 m² senior’s residential apartment building that will cater to an adult lifestyle residential community, with the following exceptions:

By-law 1-88 Standard	By-law 1-88 Requirements of the RA3 Zone	Proposed Exceptions to the RA3 Zone
Minimum Rear Yard Setback	7.5 m to the OS5 Zone Line	1.7 m to the OS5 Zone Line
Minimum Exterior Side Yard Setback	7.5 m along Dufferin Street	5.0 m along Dufferin Street
Minimum Landscape Strip Width Along a Street	6.0 m along Dufferin Street	5.0 m along Dufferin Street

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Minimum Required Parking	241 (206 spaces plus 35 visitor spaces)	72 (49 spaces plus 23 visitor spaces)
Minimum Required Handicap Parking	3	2
Minimum Required Amenity Area	3,155 m ²	2,693 m ²

3. THAT Site Development File DA.09.024 (York Major Holdings Inc.) BE APPROVED, subject to the following conditions:

- a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations, and the brick and colour samples shall be approved to the satisfaction of the Vaughan Development Planning Department;
 - ii) the final landscape plan and cost estimate, edge management landscape plan, existing vegetation assessment and tree preservation plan, and restoration planting plan shall be approved to the satisfaction of the Vaughan Development Planning Department, in consultation with the Toronto and Region Conservation Authority (TRCA);
 - iii) the final site servicing and grading plan, stormwater management report, and Erosion and Sediment Control Plan shall be approved to the satisfaction of the Vaughan Engineering Department, in consultation with the Toronto and Region Conservation Authority;
 - iv) the final external lighting plan shall be approved to the satisfaction of the Vaughan Engineering Department and the Vaughan Development Planning Department;
 - v) the Owner shall certify, to the satisfaction of the Vaughan Engineering Department, that the debris identified in the Phase 1 Environmental Site Assessment Report, and any above ground or underground storage tanks have been properly removed and disposed off-site;
 - vi) the Owner shall ensure that the monitoring wells are decommissioned in accordance with Ontario Regulation 903 and copies of the completed Water Well Records confirming that the work has been carried out are submitted to the City to the satisfaction of the Vaughan Engineering Department;
 - vii) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority, in particular, the following:
 - the lands below the top-of-bank and the buffer shall be appropriately designated and zoned to an environmental category and conveyed or dedicated into public ownership (to the City or to TRCA) in order to ensure their long term protection;
 - a 10 m buffer is required from the valley system in order to maintain the slope stability of the development site;
 - an Oak Ridges Moraine Conformity Report addendum is required to be submitted and reviewed quantifying the amount of water discharging overland towards the valley and that the amount of discharge will not cause future erosion hazards;

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- a geotechnical addendum is required to be submitted and reviewed regarding details of the retaining wall design and its impacts to the adjacent valley corridor and issues relating to access to the retaining wall for maintenance purposes;
 - an updated Environmental Impact Assessment Report shall be required to include tree surveys within a minimum of 20 m of the top-of-bank line; and,
 - the Owner is required to submit and obtain approval from the TRCA, a Permit under Ontario Regulation 166/06, prior to the issuance of any Building Permit;
- viii) the Owner shall satisfy all requirements of the Region of York Transportation Services Department;
- ix) the implementing Official Plan Amendment and Zoning By-law shall be in full force and effect;
- b) that the Site Plan Letter of Undertaking include the following provisions:
- i) “The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 hectare per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City’s Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment”; and,
 - ii) “Prior to the issuance of a Building Permit, the Owner shall convey sufficient property to the Region of York, free of costs and encumbrances, along the entire frontage of Teston Road and Dufferin Street for road widenings and a daylighting triangle, to the satisfaction of the Region of York.

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**OFFICIAL PLAN AMENDMENT FILE OP.08.005
ZONING BY-LAW AMENDMENT FILE Z.08.022
1483969 ONTARIO LIMITED C/O FRANCO PALLADINI
WARD 3**

The Committee of the Whole recommends that no action be taken on this matter and it be adjourned “sine die”, in accordance with the written submission of Mr. Peter J. Weston, Principal, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated June 23, 2009, representing the applicant.

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.08.005 (1483969 Ontario Limited C/O Franco Palladini), specifically to amend OPA #663 (The Highway 7 Land Use Futures Study), to permit a maximum density/Floor Space Index (FSI) of 5.0 and a maximum building height of 114m, on the subject lands shown on Attachments #1 and #2, to facilitate the development of the concept plans shown on Attachments #6 - #9, NOT BE APPROVED as submitted.
2. THAT alternatively, Official Plan Amendment File OP.08.005 (1483969 Ontario Limited C/O Franco Palladini), BE APPROVED, specifically to amend OPA #663 (The Highway 7 Land

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Use Futures Study), to include the following policies for the subject lands shown on Attachment #1:

- a) To permit an increased in FSI above the permitted maximum FSI of 2.5 and maximum building height of 25 m without further amendment to the Official Plan, on the basis that such increases shall be consistent with the hierarchy of development envisioned along Regional Road 7 through the Official Plan, provided it can be demonstrated that the said increases are appropriate, which shall be assessed on the following criteria, to the satisfaction of the City and/or external agency(ies):
 - i) the submission of a rezoning application and a complete Site Development Application including a site plan, building elevations and landscape plans, pedestrian wind impact study, urban design brief, context plan, landscape master plan, pedestrian network plan; opportunities for sustainable building and site design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), and any other information or report deemed necessary;
 - ii) an analysis and evaluation of any increase in FSI in the context of a planning justification report considering City, Regional and Provincial land use policies;
 - iii) storm water management report, sanitary/water servicing plans, lot grading plan, and a functional servicing report to determine the availability of water and sanitary sewage servicing capacity;
 - iv) transportation and traffic impact study, parking study, noise study, and market impact study;
 - v) any increase in FSI and building height proposed prior to the adoption of the official plan to implement the findings of the Vaughan Corporate Centre Focus Area Review shall be submitted to the Official Plan Review Committee for review and comment and shall have regard for draft policies, and the findings of preliminary reports concerning the focused area study for the VCC; and,
- b) Council may consider increases in FSI and building height, subject to Section 37 of the *Planning Act*, in return for community benefits, including but not limited to: public squares; public art; other non-profit art; cultural, community or institutional facilities; parkland dedication and/or cash-in-lieu of parkland for park improvements; streetscape improvements on public lands; local improvement to transit facilities, including rapid and surface transit and surface and subsurface pedestrian connections to transit facilities; land for other municipal purposes; and, other local improvements identified through Community Improvement Plans, Secondary Plans, or other implementation plans or studies.

This provision shall not be interpreted to imply that the increased density and building height are unlimited. Any consideration of increased density and building height shall be consistent with the hierarchy of density and height established by the governing City, Regional and Provincial policies in place at the time of consideration of any proposed development.

- 3. THAT Zoning By-law Amendment File Z.08.022 (1483969 Ontario Limited C/O of Franco Palladini) BE APPROVED, to rezone the subject lands shown on Attachments #1 and #2

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from C2 General Commercial Zone to C9(H) Corporate Centre Zone with the addition of the Holding Symbol “(H)”, subject to the inclusion of the following zoning exceptions:

- a) to permit a maximum density/floor space index (FSI) of 2.5, thereby exempting the subject lands from the maximum residential density of 67m² per unit required in the C9(H) Corporate Centre Zone; and,
 - b) the “(H)” Holding Symbol may be removed in whole or in part at such time when a Site Development Application is approved by Council pursuant to Section 41 of the Planning Act, and upon water and sanitary servicing capacity being identified and allocated by Council.
4. THAT prior to the adoption and enactment of an implementing Official Plan and/or Zoning By-law Amendment respectively, the Phase I Environmental Site Assessment shall be approved to the satisfaction of the Vaughan Engineering Department.

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**ZONING BY-LAW AMENDMENT FILE Z.09.010
TONLU HOLDINGS LTD.
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 23, 2009:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.010 (Tonlu Holdings Ltd.) BE APPROVED, to amend the R1 Residential Zone respecting site-specific Exception 9(821) of By-law 1-88, to permit a children’s day nursery as an additional use within the existing building, and two (2) associated outdoor play areas and 11 parking spaces, and to recognize the location of the existing buildings within two (2) building envelopes with the following setbacks and landscape buffers:

Standards	Requirements of Exception 9(821)	Proposed Exceptions
Minimum Front Yard Setback (Major Mackenzie Drive)	5.0 m	2.8 m
Minimum Interior Side Yard Setback (East Property Line)	5.0 m	2.0 m
Landscape Buffer Strip Width (along Major Mackenzie Drive)	5.0 m	2.8 m
Minimum Landscape Buffer Strip Width (Along East Property Line), where an institutional use abuts a residential use	2.4 m	2.0 m (adjacent to garage) 3.0 m (south of garage)

2. THAT the Owner submit a Site Development Application to the Vaughan Development Planning Department for consideration by Vaughan Council respecting, but not limited to, the following:
- a) the reconfiguration of the parking area;

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- b) the location of the associated outdoor play areas;
- c) additional landscaping;
- d) new fencing, signage, and any elements to be incorporated from the Maple Streetscape Guidelines;
- e) the comments by the Heritage Vaughan Committee, the Maple Streetscape Community Advisory Committee, Vaughan Engineering Department and the Region of York Transportation Services Department; and,
- f) all the issues that were addressed and agreed to be undertaken by the Owner at the Ward 1 Subcommittee Meeting on May 13, 2009, including:
 - i) restrict all pedestrian access to and from Mathewson Street by replacing the existing wood picket fence and gate, with a 1.8 m high black wrought iron fence (completely enclosed);
 - ii) the parking area adjacent to Mathewson Street (6 spaces total) will be restricted to employee parking only. Employees would gain access into the day nursery from the existing 3-car garage access door by key only ; and,
 - iii) the Owner redesign the main parking area to allow for a turning circle with a kiss and ride drop-off area as shown on Attachment #3. The day nursery operator would commit a staff member to receive the children every morning.

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**ZONING BY-LAW AMENDMENT FILE Z.08.065
VENTANA HOMES INC.
WARD 1**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 23, 2009, be approved, subject to the following:
 - 1. That recommendation 1. b) be deleted and replaced with the following:

“1. b) permit a minimum front yard setback to the house of 4.5 m and to the garage of 6.0m, whereas the By-law requires a minimum front yard setback of 7.5m”; and
 - 2. That recommendation 2. b) be amended by revising the end of the sentence to read:

“and that staff review and make recommendations to provide for the requirement for the developer to connect the existing drainage systems of lots immediately abutting to the north in order to resolve the drainage issues on the abutting lots to the drainage system for the proposed lots, and that appropriate easements be provided;” and
- 2) That the following deputations be received:
 - a) Mr. Billy Tung, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Vaughan, L4L 3P3, on behalf of the applicant;
 - b) Mr. Marino Primozic, 17 Mapledown Way, Maple, L6A 4A8; and
 - c) Mr. George Karakokinos, Nuland Management Inc.

Recommendation

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The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.08.065 (Ventana Homes Inc.) BE APPROVED, to amend the R1 Residential Zone standards in site-specific Exception 9(1306) of By-law 1-88, to permit the following zoning exceptions to implement the approved Plan of Subdivision File 19T-03V11 (Ventana Homes Inc.) for 83 lots for single detached dwellings (Attachment #3), as follows:
 - a) permit a maximum building height of 11.0 m, whereas the By-law requires a maximum building height of 9.5 m;
 - b) permit a minimum front yard setback to the house and garage of 6.0 m, whereas the By-law requires a minimum front yard setback of 7.5 m; and,
 - c) to permit the following:
 - i) a maximum lot coverage of 40% on all the lots within the approved Plan of Subdivision (File 19T-03V11, Ventana Homes Inc.), shown on Attachment #3, should the Owner not design and implement the negotiated environmental sustainability features in the said approved Plan of Subdivision, to the satisfaction of the Development Planning Department;
 - or,
 - ii) maximum lot coverages as prescribed Table 1, provided that the Owner design and implement the negotiated environmental sustainability features in the approved Plan of Subdivision (File 19T-03V11, Ventana Homes Inc.), to the satisfaction of the Vaughan Development Planning Department:

Table #1: Proposed Lot Coverage

Lot Number as Noted on the Approved Plan of Subdivision File 19T-03V11, as shown on Attachment #3	By-law 1-88 R1 Residential Zone Maximum Lot Coverage Requirement	Proposed New Maximum Lot Coverage in the R1 Residential Zone
Lots 2, 34, 41, 66, 67	35%	36%
Lots 32, 33, 39, 68	35%	37%
Lots 9, 10, 24, 65	35%	38%
Lots 8,30, 40	35%	39%
Lots 31, 54, 57, 58, 70-79	35%	40%
Lots 23, 26, 28	35%	41%
Lots 44, 49	35%	42%
Lots 7, 27, 48, 59	35%	43%
Lots 5, 6	35%	44%
Lots 12, 42, 43, 47	35%	45%
Lots 13, 64	35%	46%
Lots 4, 50	35%	47%
Lot 11	35%	48%
Lots 16 – 20, 25, 51-53	35%	51%

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Table #1: Proposed Lot Coverage

Lot Number as Noted on the Approved Plan of Subdivision File 19T-03V11, as shown on Attachment #3	By-law 1-88 R1 Residential Zone Maximum Lot Coverage Requirement	Proposed New Maximum Lot Coverage in the R1 Residential Zone
Lots 29, 60-63	35%	52%
Lot 3	35%	53%

2. THAT the subdivision agreement for the Plan of Subdivision include the following provisions:
- a) "The Owner shall design and implement the following environmental sustainability features in the approved Plan of Subdivision (File 19T-03V11) to the satisfaction of the Vaughan Development Planning Department:
- i) rainwater harvesting (Rain Barrels) shall be utilized by all the homes;
 - ii) install permeable pavers for driveways, for a minimum 50% of the housing units to the discretion of the Owner, with the lots to be confirmed in the subdivision agreement;
 - iii) provide trees with a minimum caliper of 150mm in diameter with a minimum height of 5 m in the rear yards of Lots 69 to 81 inclusive for additional buffering;
 - iv) provide water balancing infiltration trenches;
 - v) provide habitat restoration through the use of native drought resistant plant materials (Xeriscapes) in the buffer areas along the top-of-bank and within the stormwater management pond;
 - vi) provide pre-engineered wiring within the homes for future solar panel installation by the individual homeowner at a later date;
 - vii) provide 2-stage high efficiency furnaces for energy efficiency heating; and,
 - viii) the purchase and sale agreement for all lots shall include a clause that reads "Should the purchaser install a swimming pool, any external heating system of the swimming pool shall be solar energy only"; and,
 - ix) provide energy efficient street lighting to the satisfaction of the Vaughan Engineering Department."
- b) "THAT prior to the registration of the subdivision plan, the Owner shall address the existing drainage issues along the north property line abutting the lands to the north, to the satisfaction of the Vaughan Engineering Department."
3. THAT the Vaughan Engineering Department shall not finalize the subdivision agreement for the said approved Plan of Subdivision until such time as the conditions respecting the environmental sustainability features and drainage resolution along the north property line as noted above are included in the subdivision agreement.

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**SITE DEVELOPMENT FILE DA.09.038
1504546 ONTARIO LIMITED
WARD 2**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated June 23, 2009, be approved; and**

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2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.038 (1504546 Ontario Limited) BE APPROVED, to permit a 7-storey apartment building comprised of 88 residential units, as shown on Attachment #3, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the modified site-specific Official Plan Amendment #691 must be approved by the Ministry of Municipal Affairs and Housing, the Ministry of Natural Resources, and the Region of York, and shall be in full force and effect;
 - ii) the final site plan, building elevations, and landscaping plan and cost estimate shall be approved by the Vaughan Development Planning Department;
 - iii) the final site grading, servicing and stormwater management plans, functional servicing report, and noise report shall be approved by the Vaughan Engineering Department;
 - iv) all requirements of the Toronto and Region Conservation Authority (TRCA) shall be satisfied; and,
 - v) if required, a 3 m road widening along Woodbridge Avenue is to be provided to the satisfaction of the Vaughan Engineering Department; however, this road widening shall not be required upon adoption of OPA #695 (Kipling Avenue Corridor Plan), which does not require the road widening;
 - b) that the Site Plan Letter of Undertaking include the following provisions:
 - i) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of parkland dedication equivalent to a fixed unit rate, prior to the issuance of a Building Permit in accordance with the Planning Act and City's Cash-in-Lieu Policy, to the satisfaction of the Vaughan Legal Department, Real Estate Division;
 - ii) snow removal, and garbage and recycling pick-up shall be privately administered, and shall be the responsibility of the Condominium Corporation;
 - iii) the Owner shall include the appropriate warning clauses in all offers of purchase or lease and in the Condominium Declaration respecting noise, potential flooding, and construction costs associated with the shared access, and maintenance and repair costs to be borne by the Owner/Condominium Corporation associated with the existing sanitary pipe located underneath the building (ie. maintenance and construction);
 - iv) the Owner/Condominium Corporation shall ensure that the building include provisions for an internal garbage storage area, tri-sorters, proper access route and loading areas in accordance with the requirements of the City's Waste Collection Design Standards Policy, to the satisfaction of the Vaughan Public Works Department;

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- v) an easement in favour of the City shall be conveyed to allow the City access to the underground garage for the purpose of maintaining and repairing of an existing sanitary pipe located underneath the residential building which the maintenance and repair costs shall not be borne by the City;
 - vi) prior to the issuance of a Building Permit, the Owner shall submit Remedial Action Plan (RAP) to address the contaminated soil mass to the satisfaction of the Vaughan Engineering Department; and,
 - vii) prior to the issuance of a Building Permit, the Owner shall ensure that a Record of Site Condition (RSC) shall be registered and acknowledged by an Officer of the Provincial Ministry of Environment, to the satisfaction of the Vaughan Engineering Department.
2. THAT Council adopt the following resolution with respect to the allocation of sewage and water servicing capacity:
- “IT IS HERBY RESOLVED THAT development application DA.09.038 is allocated sewage capacity from the York Sewage Servicing System and water supply capacity from the York Water Supply System for a total of 86 residential units from Council’s discretionary servicing capacity reserve, subject to the execution of a Site Plan Letter of Undertaking, to the satisfaction of the City”.
3. THAT the Owner shall be responsible to enter into a cost sharing agreement for the necessary maintenance costs associated with the new proposed driveway access, which shall be entered into by the owner(s) benefitting from the new proposed driveway access.

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**OFFICIAL PLAN AMENDMENT FILE OP.07.006
ZONING BY-LAW AMENDMENT FILE Z.07.040
MAJOR WESTON CENTRES LIMITED
WARD #1**

The Committee of the Whole recommends:

- 1) That a decision on this matter be deferred to the Council meeting of June 30, 2009, and that the Landowners Group along with the Owners be requested to meet with Smart Centres to resolve the issues identified and that any comments be provided in writing to the City Clerk by no later than 3:00 p.m. Friday prior to the meeting;
- 2) That the following deputations and written submissions be received:
 - a) Ms. Paula Bustard, Smart Centres, 70 Applewood Crescent, Vaughan, L4K 5X3;
 - b) Mr. Mark Flowers, Davies Howe Partners, 99 Spadina Avenue, 5th Floor, Toronto, M5V 3P8, on behalf of the applicant;
 - c) Mr. Louis Greenbaum;
 - d) Mr. Barry Horosko, Bratty and Partners, LLP, Barristers and Solicitors, 7501 Keele Street, Suite 200, Vaughan, L4K 1Y2, on behalf of the Block 33 West Landowners Group, and written submission dated June 22, 2009; and
 - e) Ms. Elvira Caria, 15 Bunting Drive, Woodbridge, L4H 2E7, on behalf of the Vellore Woods Ratepayers Association, and written submission dated June 23, 2009;
- 3) That the following written submissions be received:

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- a) Mr. David Rechtsman, Argento Developments Inc., Armland Group, 8700 Dufferin Street, Concord, L4K 4S6, dated June 18, 2009;
 - b) Mr. Elvio De Meneghi, Lormel Developments (Weston) Inc., Ozner Corporation (South), Lormel Homes, 30 Pennsylvania Avenue, Unit 16, Concord, L4K 4A5, dated June 19, 2009;
 - c) Mr. Johnathan Rodger, Senior Planner, Zelinka Priamo Ltd., dated June 22, 2009; and
 - d) Mr. Orlando Espinola, Director, Real Estate Development, Metro, 25 Vickers Road, Building A, Toronto, M9B 1C1, dated June 23, 2009; and
- 4) That the coloured site plan submitted be received.

Recommendation

The Commissioner of Planning recommends:

THAT Official Plan Amendment File OP.07.006 (Major Weston Centres Limited) and Zoning By-law Amendment File Z.07.040 (Major Weston Centres Limited) BE APPROVED, to permit the retail commercial development proposed on Attachment #3, as follows:

1. THAT Official Plan Amendment File OP.07.006 (Major Weston Centres Limited) BE APPROVED, specifically to amend Official Plan Amendment (OPA) #600 and OPA #650 (Vellore Village District Centre Plan) for the subject lands shown on Attachment #4, to permit a retail commercial development, which includes a Wal-mart retail store, while maintaining the permitted residential uses on the subject lands shown, as follows:
 - a) redesignate Part "A" from "Low Density Residential" in OPA #600 to "District Centre Commercial" and include the permitted residential uses from the "Low Density Residential" designation;
 - b) redesignate Part "B" from "Medium Density Residential/Commercial" in OPA #600 to "District Centre Commercial" and include the permitted residential uses from the "Medium Density Residential/Commercial" designation;
 - c) redesignate Part "C" from "Medium Density Residential/Commercial" in OPA #600 to "District Centre Commercial" and include the "Urban Square" and the permitted residential uses from the "Medium Density Residential/Commercial" designation;
 - d) redesignate Part "D" from "Low-Rise Residential" in OPA #650 to "District Centre Commercial" and include the permitted residential uses from the "Low-Rise Residential" and "9 m Pedestrian Walkway" designations;
 - e) redesignate Part "E" from "Low-Rise Residential" in OPA #650 to "District Centre Commercial" and include the permitted residential uses from the "Low-Rise Residential" and "9 m Pedestrian Walkway" designations;
 - f) redesignate Part "F" from "Village Core" in OPA #650 to "District Centre Commercial" and include the permitted residential uses from the "Village Core", "Village Square" and "Mainstreet Retail" designations;
 - g) maintain Part "G" as "Village Core" in OPA #650 and include an "Urban Square";
 - h) maintain Part "H" as "Village Core" in OPA #650 and include a "Village Core Promenade";

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- i) maintain Part "I" as "Village Core" in OPA #650 and include a "Pedestrian Only Promenade";
 - j) maintain Part "J" as "Low Density Residential" in OPA #600 and include an "Elementary School" use to complete the elementary school block to the north; and,
 - k) maintain Part "K" as "Low Density Residential" in OPA #600 and include a "Neighbourhood Park" use for the completion of the neighbourhood park block to the northeast of the subject lands.
- 2 THAT the implementing Official Plan Amendment include but not be limited to the following provisions:
- a) require a landscaped "Urban Square" that is a gateway to connect to the "Pedestrian Only Promenade" within the "Village Core Promenade" at the southwest quadrant of the subject lands within the "Village Core" designation, and an "Urban Square" at the southeast quadrant of the subject lands within the "District Centre Commercial" designation;
 - b) require that buildings (Building "H" and the northwest portion of Building "N") be a minimum height of 2 storeys (9.5 m) up to a maximum height of 4 storeys along the "Pedestrian Only Promenade", where the main entrance of the buildings along the "Pedestrian Only Promenade" are the elevations (walls) facing the "Pedestrian Only Promenade";
 - c) establish a "Pedestrian Only Promenade" within the "Village Core Promenade" to encourage pedestrian activity;
 - d) require that buildings (Building "X" and Building "W") be a minimum height of 2 storeys (9.5 m) up to a maximum height of 4 storeys at the northwest intersection of Major Mackenzie Drive and Cityview Boulevard surrounding a landscaped "Urban Square" gateway into the commercial development;
 - e) require that buildings be close to the street, and screen the surface parking from the street with landscaping;
 - f) enhance the architectural design treatments for the buildings, particularly at the lower levels of the building, with the main entrances facing the "Village Core Promenade", Major Mackenzie Drive and Weston Road, and to include articulated facades, overhead canopies and a variation in window trim;
 - g) require landscaping, street furniture and lighting, with emphasis on the "Urban Squares" and "Village Core Promenade";
 - h) require enhanced building elevations for buildings sited along Major Mackenzie Drive and Weston Road, and that a minimum of 50% of the main entrances to these buildings must be visible from these roads and face the street directly or along a side facade;
 - i) permissions for a regulated health professional, bank and financial institution, and an automotive service and repair shop within Building "A" (Walmart retail store);
 - j) prohibition of drive-through facilities;

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- k) policies to provide for pedestrian and bicycle trails wherever a greenway system traverses a commercial centre;
 - l) the preparation of Urban Design and Architectural Design Guidelines, prior to the approval of a Site Development application, to the satisfaction of the City, and to address the following:
 - i) commercial policies that shall require development policies to be in accordance with a comprehensive design scheme to be approved by the City, laying out the general orientation and configuration of major buildings and structures, and parking areas, together with access points, traffic circulation, pedestrian circulation, landscaping and buffering;
 - ii) detailed design guidelines respecting the proposed pedestrian promenade include building design guidelines, primary building entrance materials, streetscaping, signage, lighting, street furniture, and lay-by parking within the vehicular access portion of the Village Core Promenade;
 - iii) detailed design guidelines respecting the location and design of partial or outdoor storage and merchandise display areas;
 - iv) building setbacks, minimum and maximum heights, compatible lighting, visual screening, landscaping, planting and/or fencing between commercial and residential areas;
 - m) require that sustainable community objectives be implemented through neighbourhood designs that supports cycling and walking, ensures neighbourhood connectivity to the broader community, and provides transit opportunities, water and energy efficiencies, energy alternatives and green building design and site development; and,
 - n) require that prior to the approval of any Draft Plan of Subdivision or Site Development Application, the Owner shall submit a Phase 1 Environmental Site Assessment (ESA), and if required, Phase II ESA Report and the Remedial Action Plan for the lands within the Site Plan for review and approval by the City of Vaughan, and a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment.
3. THAT Zoning By-law Amendment File Z.07.040 (Major Weston Centres Limited) BE APPROVED, subject to the Owner resolving the outstanding issues with respect to the appropriate integration of the subject lands with the adjacent lands in the Block 33 West Plan, to the satisfaction of the City, specifically to amend By-law 1-88, for the subject lands shown on Attachment #3, to permit a retail commercial development limited to a maximum gross floor area of 49,160 m², which includes a Wal-mart retail store shown on Attachment #5, as follows:
- a) rezone Part "1" from A Agricultural Zone to C5(H) Community Commercial Zone with the Holding Symbol "(H)" to facilitate a retail commercial development with a gross floor area ranging between 15,000 m² to 17,000 m², which includes:
 - i) specific provisions to provide an "Urban Square" and "Pedestrian Only Promenade";
 - ii) standards for buildings to be a minimum height of 2-storeys,

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- (Building “H” and the north-west portion of Building “N”), where the elevation of the buildings face the “Pedestrian Only Promenade” and contains the primary entrance;
 - iii) specific building setbacks, parking and loading/unloading requirements; and,
 - iv) prohibition of drive-through facilities;
 - b) rezone Part “2” from A Agricultural Zone to C5(H) Community Commercial Zone with the Holding Symbol “(H)” to facilitate a retail commercial development with a gross floor area ranging between 32,160 m² to 34,160 m², which includes specific provisions to provide a Retail Store limited to a maximum gross floor area of 17,425 m², which includes:
 - i) permitted uses as regulated health professionals, bank and financial institutions, and automotive service and repair shop, department store, office and stationary supplies, clinic, pharmacy, print shop, and public parking lot/parking garage uses within the retail store;
 - ii) standards for buildings to be a minimum height of 2-storeys (Buildings “X” and “W”), where the elevation of the buildings faces Major Mackenzie Drive and Cityview Boulevard and contains the primary entrance; and,
 - iii) specific building setbacks, parking and loading/unloading requirements;
 - iv) prohibition of drive-through facilities; and,
 - v) adding the definition for a department store, which includes food, wine, garden centre, restaurants that include a take-out component, and children’s amusement facilities, limited to within the retail store;
 - c) require that a minimum of 50% of the main entrances to these buildings must be visible from Major Mackenzie Drive and Weston Road; and face the street directly or along side facade;
 - d) rezone Part “3” from A Agricultural Zone to RD3 Residential Detached Zone Three to facilitate an elementary school block to develop with the elementary school block to the north;
 - e) rezone Part “4” from A Agricultural Zone to OS2 Open Space Park Zone to facilitate a future neighbourhood park to develop with the park block to the north; and,
 - f) include any necessary zoning exceptions required to implement the Site Plan Concept shown on Attachment #3.
- 4. THAT the Holding Symbol “(H)” shall not be removed from the subject lands until such time that the following conditions are addressed for the subject lands or portion of the subject lands (Phase) thereof, to the satisfaction of the City:
 - a) the approval of a site plan for the subject lands or portion of the subject lands (Phase) thereof;
 - b) the determination of the future land uses, including the disposition of the road network respecting the southerly extension of Zachary Place and the disposition of the north/south traversing 9 m pedestrian walkway, and transition between the zoned residential land for Plan of Subdivision 19T-00V03 (Lormel Developments [Weston] Inc. and Ozner Corporation [South])

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- shown on Attachment #2 and the retail commercial uses proposed for the subject lands;
- c) the determination of the future land uses, including the transition between the zoned residential land for Plan of Subdivision 19T-03V08 (Argento Developments Inc.) shown on Attachment #2 and the retail commercial uses proposed for the subject lands; and,
 - d) the provision of agreements/land transfer for the elementary school block and neighbourhood park block lands on the subject lands shown on Attachment #3.
5. THAT the Owner is encouraged to contribute their proportionate share towards the provision of major community and infrastructure facilities such as schools, parks, greenways, roads and road improvements, external services and stormwater management facilities. Property owners will be required to enter into one or more agreements as a condition of development approval, providing for the equitable distribution of the costs of the land and community facilities. The Trustee for Block 33 West shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 33 West Developers' Group Agreement.
6. THAT the Owner shall provide the City with an updated Block Plan for Block 33 West showing the associated land uses and statistics for approval by Vaughan Council.
7. THAT prior to the implementing Official Plan Amendment for File OP.07.006 (Major Weston Centres Limited) and/or the implementing Zoning By-law Amendment for File Z.07.040 (Major Weston Centres Limited) being adopted and/or enacted, respectively, by Vaughan Council, the outstanding issues indicated in Recommendations #4 and #6 above shall be addressed to the satisfaction of the City.

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**NEW BUSINESS – MIELE SIGN VARIANCE APPLICATION
161 FOUR VALLEY DRIVE – WARD 4**

The Committee of the Whole recommend that staff provide a report on the sign variance application for Miele Inc., 161 Four Valley Drive, for the Council meeting of June 30, 2009.

The foregoing matter was brought to the attention of the Committee by Councillor Yeung Racco.

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**CEREMONIAL PRESENTATION – MS. LUCY DiPIETRO ON BEHALF OF
THE AMICI MUSEUM AND ITALIAN CANADIAN INTERPRETIVE CENTRE**

Ms. Lucy DiPietro presented the City of Vaughan with an award of recognition on behalf of the AMICI Museum and Italian Canadian Interpretive Centre, 10190 Keele Street, Vaughan, L6A 1R7.

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**CEREMONIAL PRESENTATION – MR. JOHN SCAINI
ON BEHALF OF THE PARKINSON'S SOCIETY OF CANADA**

Mr. John Scaini presented the Mayor and Members of Council with a gift of appreciation on behalf of the Parkinson's Society of Canada for the support provided over the past five years.

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The Committee of the Whole passed the following resolution:

That a closed session of Committee of the Whole be convened for the purpose of discussing the following matters:

1. MAPLE STREETScape COMMUNITY ADVISORY COMMITTEE
RESIGNATION OF MEMBER
(personal information about an identifiable individual)
2. VAUGHAN CORPORATE CENTRE ADVISORY COMMITTEE
APPOINTMENT OF TWO (2) MEMBERS
(personal information about an identifiable individuals)
3. APPOINTMENT TO CONCORD WEST STREETScape COMMUNITY ADVISORY
COMMITTEE
(personal information about an identifiable individuals)
4. WESTON DOWNS PARK – ADOPT-A-PARK AND PROPOSED PARK RENAMING
WARD 3
(personal information about an identifiable individual)
5. PROPERTY MATTER
BERTON DISCOVERY CENTRE – WARD 1
(acquisition/disposition of property)
6. APPOINTMENT OF VAUGHAN YOUTH CITY COUNCILLOR
SEPTEMBER 2009 TO JANUARY 2010 TERM OF OFFICE
(personal information about an identifiable individual)
7. SALE OF CITY LANDS WARD 1
ANGLEWOOD COURT, UNOPENED PROPOSED ROAD
BLOCK 15, REGISTERED PLAN 65M-3126, CITY OF VAUGHAN
(acquisition/disposition of property)
8. PROPERTY MATTER WARD 4
CENTRE STREET & HWY #7
(acquisition/disposition of property)
9. PROPERTY MATTER WARD 1
BLOCK 40 SOUTH
ACQUISITION OF LAND
(acquisition/disposition of property)
10. ONTARIO MUNICIPAL BOARD HEARING
DRAFT PLAN OF SUBDIVISION 19T-06V14
MOLISE KLEINBURG ESTATES INC. – WARD 1
(litigation/potential litigation)
11. APPOINTMENT OF HEARINGS OFFICERS
(personal information about an identifiable individuals)
12. CITY OF VAUGHAN NON PROFIT HOUSING CORPORATION VACANCY
(personal information about an identifiable individual)
13. PROPERTY STANDARDS COMMITTEE VACANCY

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- (personal information about an identifiable individual)
14. RUFFOLO LITIGATION
(litigation/potential litigation)
15. RAMUNNO LITIGATION
(litigation/potential litigation)
16. WARD BOUNDARY REVIEW - APPEAL HEARING
(litigation/potential litigation)
17. PROPERTY MATTER
VAUGHAN HEALTH CAMPUS OF CARE
(acquisition/disposition of property)
18. PROPERTY MATTER
MACMILLAN FARM, DUFFERIN STREET
WARD 1
(acquisition/disposition of property)
19. PERSONNEL MATTER
DIRECTOR OF ECONOMIC DEVELOPMENT
(employment/labour relations)

The meeting adjourned at 6:51 p.m.

Respectfully submitted,

Regional Councillor Gino Rosati, Chair